029.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	742,600 / 742,600
					USE VALUE:	742,600 / 742,600
					ASSESSED:	742,600 / 742,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		BATES RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARRISON LINDA A
Owner 2:	
Owner 3:	
Street 1:	18 BATES ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TASHJIAN ELIZABETH J -
Owner 2:	-
Street 1:	18 BATES ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1937, having primarily Wood Shingle Exterior and 1747 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5016.000	281,500	4,700	456,400	742,600
Total Card	0.115	281,500	4,700	456,400	742,600
Total Parcel	0.115	281,500	4,700	456,400	742,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 425.02 /Parcel: 425.02

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 20284

GIS Ref

GIS Ref

Insp Date 08/19/17

!2446!

PREVIOUS ASSESSMENT

Parcel ID 029.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	281,500	4700	5,016.	456,400	742,600		Year end	12/23/2021
2021	101	FV	272,000	4700	5,016.	456,400	733,100		Year End Roll	12/10/2020
2020	101	FV	272,000	4700	5,016.	456,400	733,100	733,100	Year End Roll	12/18/2019
2019	101	FV	231,100	4700	5,016.	484,900	720,700	720,700	Year End Roll	1/3/2019
2018	101	FV	231,100	4700	5,016.	353,700	589,500	589,500	Year End Roll	12/20/2017
2017	101	FV	245,900	3700	5,016.	308,100	557,700	557,700	Year End Roll	1/3/2017
2016	101	FV	245,900	3700	5,016.	262,400	512,000	512,000	Year End	1/4/2016
2015	101	FV	230,900	3700	5,016.	256,700	491,300	491,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:30:41

LAST REV

Date	Time
03/27/19	10:52:49
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2446

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TASHJIAN ELIZAB	1282-113		4/1/2004		485,000	No	No		
	982-126		4/1/1984		92,700	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/15/2018	1709	Re-Roof	9,695	C				
11/29/2004	1134	Porch	3,665					repair front porch

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2017	MEAS&NOTICE	HS	Hanne S
1/15/2009	Meas/Inspect	189	PATRIOT
8/6/2004	MLS	MM	Mary M
2/17/2000	Mailer Sent		
2/17/2000	Meas/Inspect	263	PATRIOT
8/10/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	20284
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5016		Sq. Ft.	Site		0	80.	1.14	1									456,384						456,400	

Total AC/HA:	0.11515	Total SF/SM:	5016	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	456,384	Spl Credit		Total:	456,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	88000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	382451
Depreciation:	100967
Depreciated Total:	281484

COMMENTS

PDAS. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

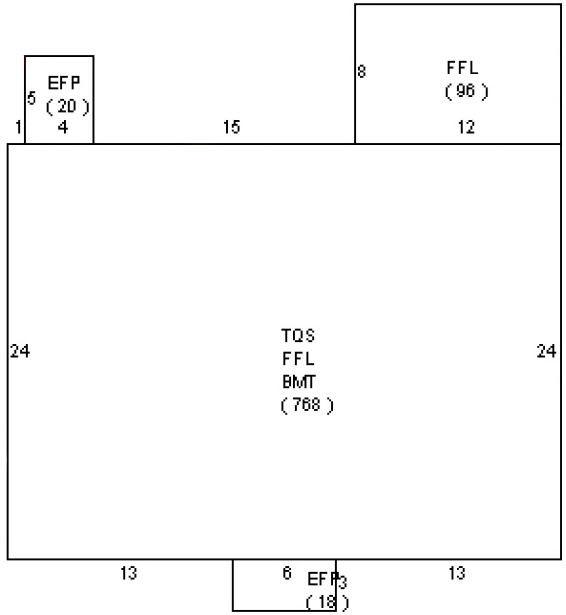
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	163.33
Special Features:	0	Val/Su Net:	125.33
Final Total:	281500	Val/Su SzAd	195.49

SKETCH



Sum Area By Label :
TQS = 768
FFL = 864
BMT = 768
EFP = 38

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	864	148.490	128,291
BMT	Basement	768	56.130	43,106
TQS	3/4 Story	576	148.490	85,527
EFP	Enclos Porch	38	72.590	2,759

Net Sketched Area:	2,246	Total:	259,683
Size Ad	1440	Gross Area	2438	FinArea	1747
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 029.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1937	25.42	T	40	101			3,700			3,700
19	Patio	D	Y	1	6X14	A	AV	2000	6.00	T	15.2	101			400			400
19	Patio	D	Y	1	11X13	A	AV	2000	4.87	T	15.2	101			600			600

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700